



**3 Bedroom House - Semi-Detached**  
**located on Firs Drive, Rugby**  
**£350,000**

 **UP Estates**



UNIQUE THREE-BEDROOM SEMI-DETACHED DORMA BUNGALOW | SELF-CONTAINED SIDE EXTENSION | THREE BATHROOMS + WC | NO UPWARD CHAIN

Set on Firs Drive in Rugby, this truly distinctive three-bedroom dorma bungalow offers a rare blend of flexible accommodation and exciting potential. The property sits in a convenient spot with the town centre within easy reach, while enjoying a pleasant front outlook over green space.

The main home offers scope to personalise, with a spacious entrance hall, a versatile front reception room (ideal as a ground-floor bedroom if needed), a ground-floor bathroom, plus a generous living room and kitchen. Upstairs, a balcony-style landing overlooks the entrance hall, leading to a double bedroom with WC, a good-sized single, and a larger double bedroom featuring skylight, eaves storage and a modern ensuite.

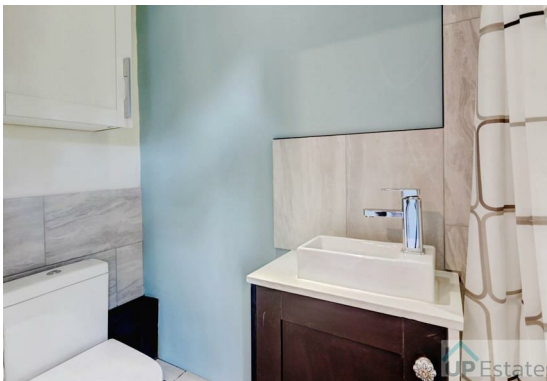
A standout feature is the side extension, linked by the roof with an alleyway beneath, creating a superb additional living space currently finished to a ready-to-live-in standard. This area includes an open-plan lounge/kitchen/diner, a modern shower room, and bi-fold doors opening onto the rear garden—ideal for multi-generational living, guests, or home-working.

Outside, the rear garden is low maintenance and well arranged with patio and lawn, with access to private parking spaces and a single garage. To the front, there is a smart pebbled garden providing excellent kerb appeal.

£350,000

- NO UPWARD CHAIN
- UNIQUE THREE-BEDROOM SEMI-DETACHED DORMA BUNGALOW
- SIDE EXTENSION READY TO USE AS ADDITIONAL LIVING SPACE
- OPEN-PLAN LOUNGE/KITCHEN/DINER WITH BI-FOLD DOORS (EXTENSION)
- GROUND FLOOR RECEPTION ROOM / BEDROOM OPTION
- THREE UPSTAIRS BEDROOMS INCLUDING ENSUITE WITH EAVES STORAGE
- PRIVATE PARKING SPACES & SINGLE GARAGE
- FRONT PEBBLED GARDEN OVERLOOKING GREEN SPACE





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



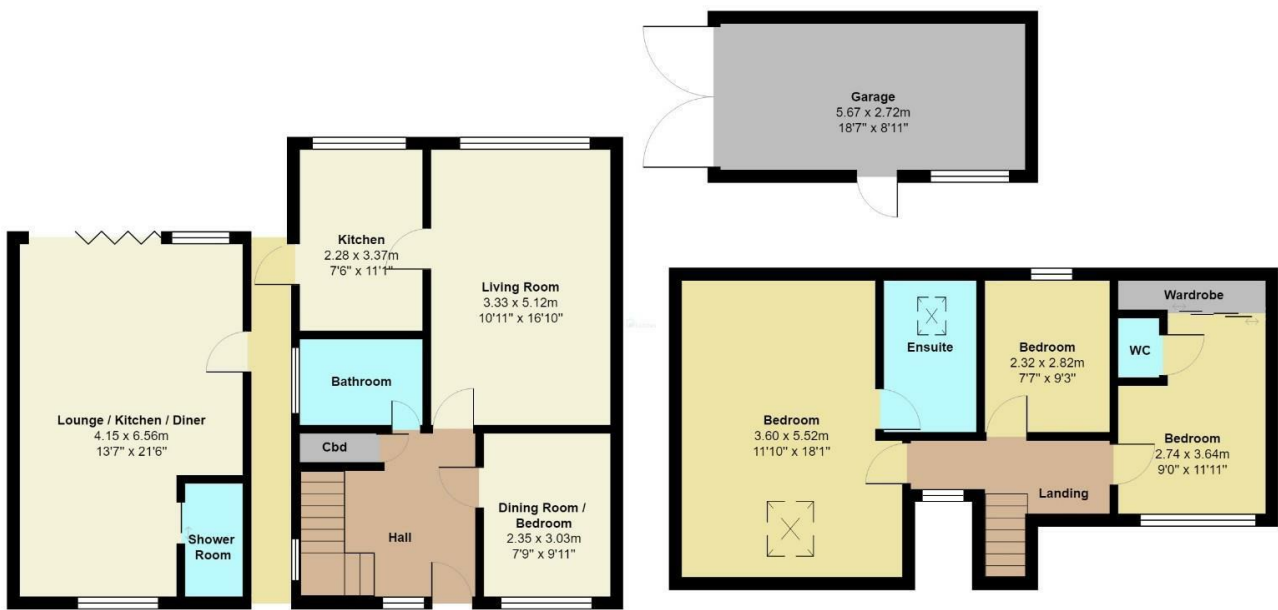
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Firs Drive, Rugby





Total Area: 134.3 m<sup>2</sup> ... 1446 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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